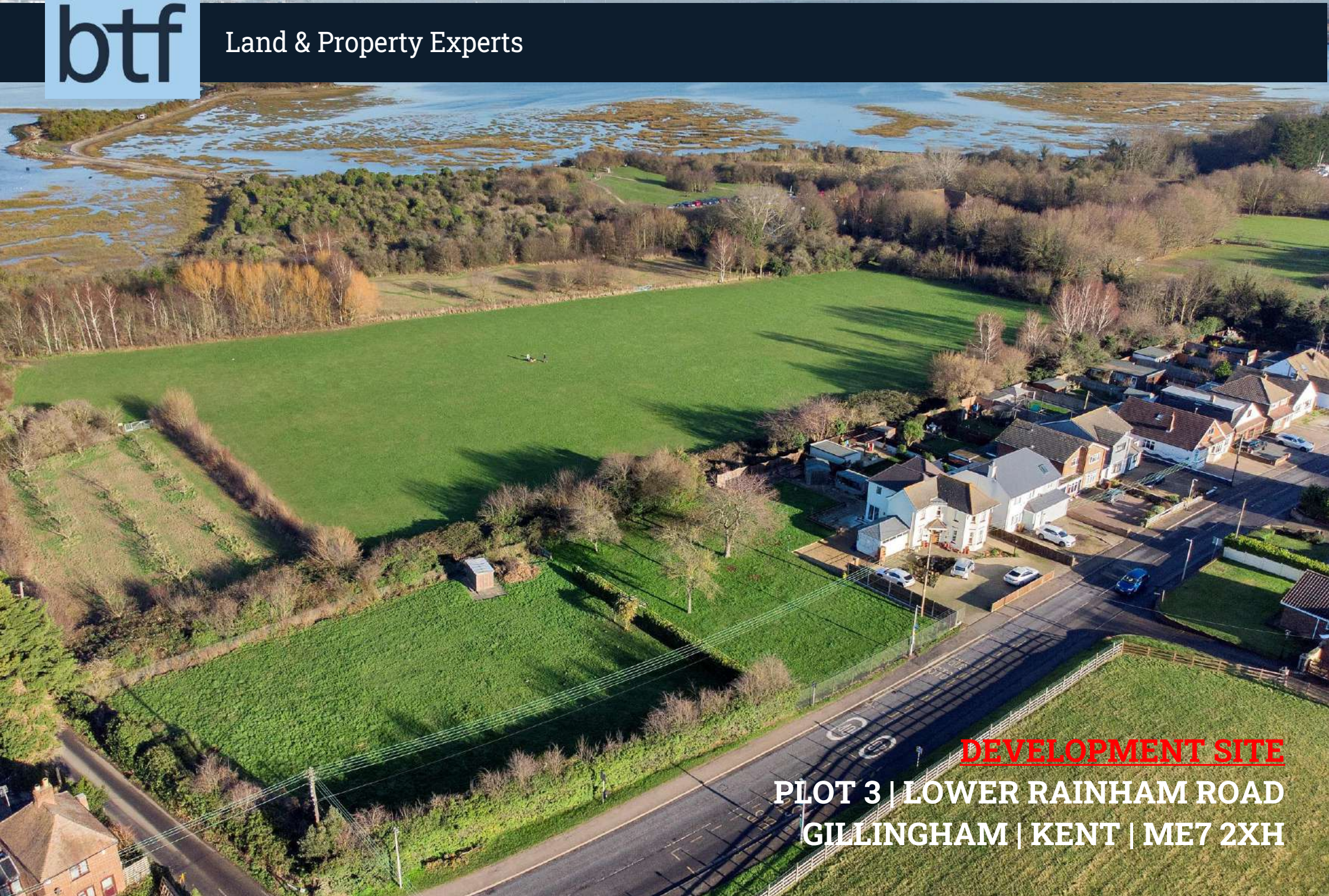
btf

Land & Property Experts



DEVELOPMENT SITE

PLOT 3 | LOWER RAINHAM ROAD
GILLINGHAM | KENT | ME7 2XH

PLOT 3
LOWER RAINHAM ROAD
GILLINGHAM
KENT ME7 2XH

Gillingham	-	*1 mile*
Chatham	-	*3 miles*
Rochester	-	*4 miles*
Sittingbourne	-	*7 miles*
Maidstone	-	*10 miles*

A consented development site for the construction of a self-build dwelling with associated parking and amenities based all within a good sized plot with views to the north with existing block paving access.

- Rural yet accessible plot.
- Consent for a large dwelling under Planning Ref: MC/20/1025 – Medway Council.
- Single plot dwelling extending to 160m² , including 21.8m² garage.
- Views to the north.

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: - £350,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Canterbury Road
Challock
Ashford
Kent TN25 4BJ
01233 740077 / challock@btfpartnership.co.uk

LOCATION

Plot 3 on Lower Rainham Road is situated just to the north of the Lower Rainham Road running east out of Gillingham. The plot is situated on the higher ground, just to the south of the banks of the River Medway. Gillingham, Chatham and Rochester are all within a 5 mile radius and are able to provide a comprehensive range of facilities, amenities and schooling along with national road and rail links if required. Sittingbourne is 7 miles due east with Maidstone 10 miles south, both of which can provide further facilities, amenities and schooling if required. Links to London are easy with the local motorway network within a 3 mile radius on the M2, providing further links to the county and the rest of the country.

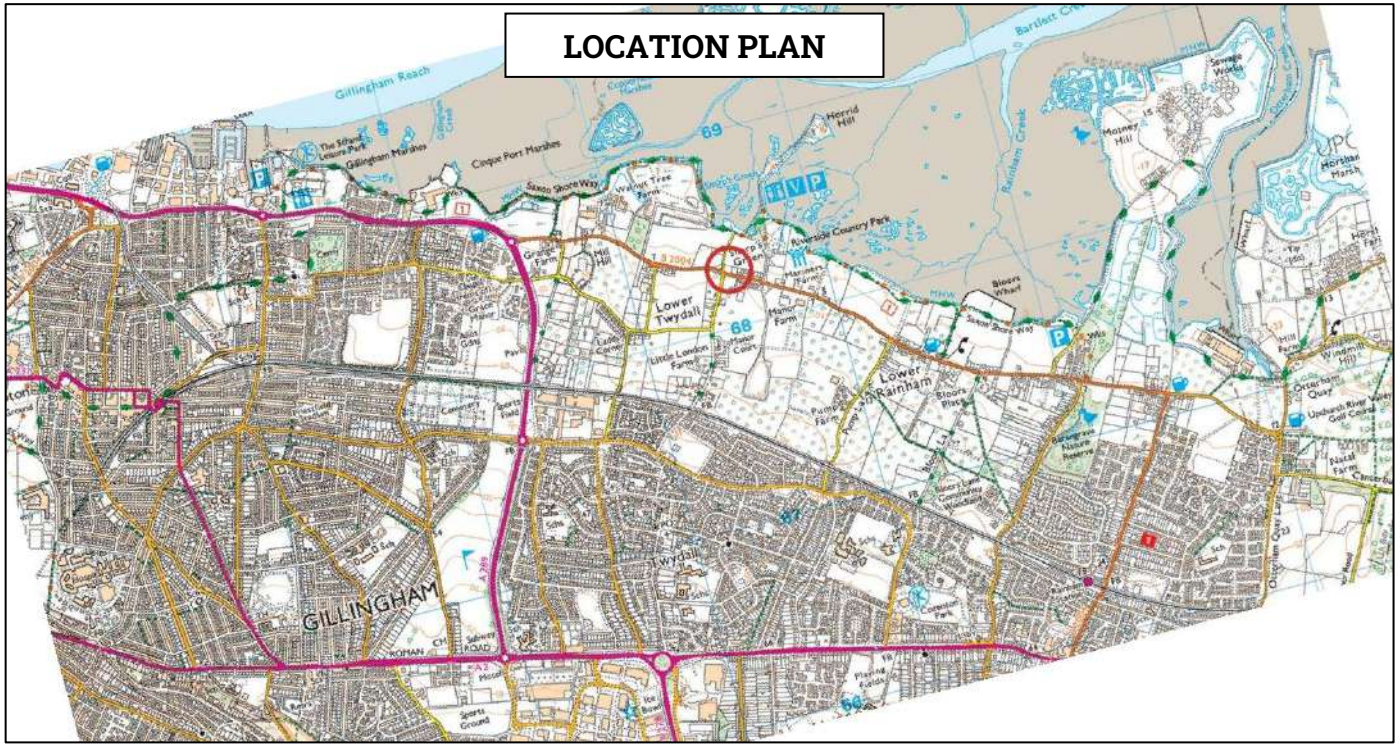
Please see the Location Plan for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the M2, Junction 5, take the A249 exit to Sittingbourne and follow signs for A249. After approximately 2 miles, take the A2/Rainham/Sittingbourne exit and at the roundabout, take the 1st exit onto Keycol Hill/A2. Follow this road for 3.5 miles and turn right onto Otterham Quay Lane. At the next roundabout, take the 1st exit onto Lower Rainham Road and continue over the next roundabout onto the B2004. After 0.2 miles the gated entrance will be on your left.

WHAT 3 WORDS

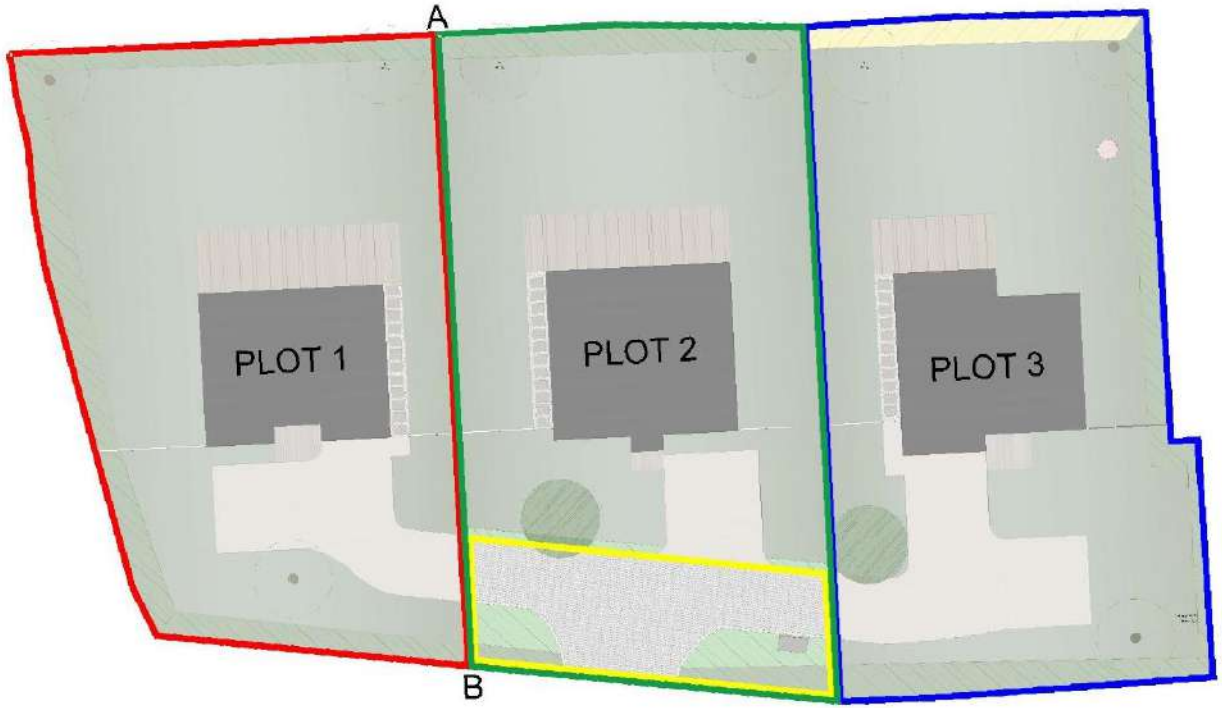
spaceship.loudly.song



GENERAL DESCRIPTION

Plot 3 on the Lower Rainham Road comprises a relatively flat site. Planning permission has been granted at appeal under Planning Application No: MC/20/1025. Consent was granted for the construction of 3 self-build dwellings (Plot 1, Plot 2 and Plot 3 are to be sold separately) with associated parking and amenity space as shown on the proposed site layout plan. Each of the individual units will extend to approximately 160m^2, comprising 138.2m^2 worth of living accommodation and 21.8m^2 of garaging. Each plot is situated within a good sized garden area with views to the north over the River Medway. The access road will be constructed and finished with 80mm block paving with each site fully serviced. The boundary of the site to be offered is outlined in blue below. It has been confirmed that the outlined in yellow area will be softly landscaped. Rights of way will be provided for Plot 3 for all times and all purposes, subject to a fair proportion of maintenance costs.

SITE LAYOUT PLAN



Site Location (1:1250)

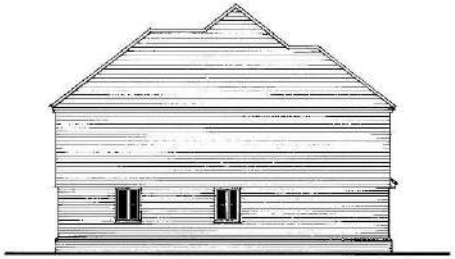
309 Lower Rainham Road
Gillingham
Kent
ME7 2XH

Title Plan
1:200 at A2

Not to Scale

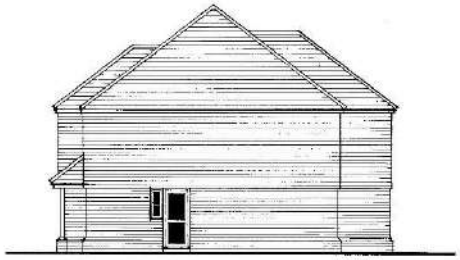
PLOT 3 DRAFT
ELEVATIONS & FLOORPLANS

NORTH EAST ELEVATION



NORTH WEST ELEVATION

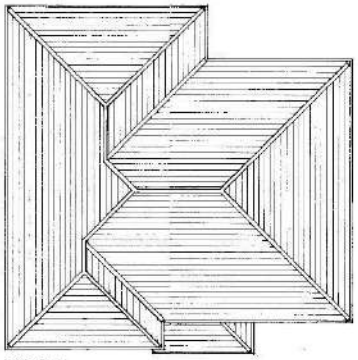
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

GROUND FLOOR PLAN

FIRST FLOOR PLAN



ROOF PLAN

SCALE BAR 1:100 METRES

Client.		
Job. PLOT 3 - 4 BED DWELLING LOWER RAINHAM ROAD GILLINGHAM KENT.		
Drawing. PLANS & ELEVATIONS.		
Date MAY. 22	Scale 1:100	Drawn by ASB
Job no. 22/19	Drawing no. P05	Revision no. A

BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

SERVICES
Plot 3 will be connected to all services. The connections will be housed within a GRP or brick kiosk in the yellow area within Plot 2, to then feed off to each property. **Please Note:** None of these services have been checked or tested.

BOUNDARIES
The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available. The property be sold is registered as part of Land Registry Title No: K780917. A copy of the Office Copy Entries and Title Plan is available from the selling agents on request. Each plot will be separated using post spikes at 2m intervals.

ACCESS
Access will be directly from the Lower Rainham Road to the south via a gated entrance onto a block paved drive. As far as we are aware, the subject property to be sold adjoins the public highway.

METHOD OF SALE
The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

PLANNING
MC/20/1025 – Construction of 3 self-build dwellings with associated parking and amenity space. The decision was granted at appeal and a copy of all the available documentation is available either from the selling agent's offices on request or from the Medway Council planning portal.

LOCAL AUTHORITY
Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ
Medway Council, Gun Wharf, Dock Road, Chatham, Kent ME4 4TR

PLANS
The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the external boundaries prior to offering.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PHOTOGRAPHS & ARTIST'S IMPRESSION
The photographs within these particulars were taken in January 2022 and the artist's impression on the front was produced to give a prospective purchaser an idea of what the site may look like once complete.

PURCHASER IDENTIFICATION
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

ACREAGES
The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE
We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership, Canterbury Road, Challock, Ashford, Kent TN25 4BJ - Tel: 01233 740077 - Mob: 07799 846872 (Alex Cornwallis) - Email: challock@btfpartnership.co.uk
Reference: AC/R1706.1

GUIDE PRICE
£350,000

ARTIST IMPRESSION

Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ